

STATE OF GEORGIA
COUNTY OF FULTON

**AN ORDINANCE BY SANDY SPRINGS CITY COUNCIL APPROVING PETITION
ZM16-0017 ON OCTOBER 18, 2016, FOR PROPERTY LOCATED AT 3920 DAHLWINY
COURT (TAX PARCEL # 06 0310 LL0508).**

BE IT ORDAINED by the City Council for the City of Sandy Springs, Georgia while in regular session on October 18, 2016, at 6:00 p.m. as follows:

SECTION 1. That the petition ZM16-0017, wherein the applicant, Reza and Catherine Kasravi, requested a modification of Zoning Conditions 3(a) and 3(q) in order to reduce the required minimum rear yard, rear buffer, and improvement setback to install a pool, paver pool deck, fire features, and associated equipment, for the property located at 3920 Dahlwiny Court, consisting of a total of approximately 0.34 acre, to wit; and

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 311 of the 6th District, Fulton County, Georgia, being Lot 4 of Trillium Subdivision, as shown on Subdivision Plat recorded in Plat Book 319, pages 137-139, Records of Clerk of Superior Court of Fulton County, Georgia, by the attached legal description; and


SECTION 2. That the property shall be developed in compliance with the conditions of approval, as attached to this Ordinance. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations; and

SECTION 3. That all ordinances or part of ordinances in conflict with the terms of this Ordinance are hereby repealed; and

SECTION 4. This Ordinance shall become effective upon adoption by the City Council and the signature of approval of the Mayor.

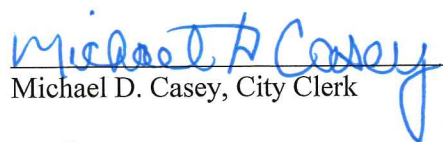
APPROVED AND ADOPTED this the 18th day of October, 2016.

Approved:



Russell K. Paul, Mayor

Attest:



Michael D. Casey, City Clerk

(Seal)



LEGAL DESCRIPTION

"3920 Dahlwiny Court, Sandy Springs, Ga."

ALL THAT TRACT OR PARCEL of land lying and being in Land Lot 311 of the 6th District, Fulton County, Georgia, being Lot 4 of Trillium Subdivision, as shown on Subdivision Plat recorded in Plat Book 319, pages 137-139, Records of Clerk of Superior Court of Fulton County, Georgia, being more particularly described as follows:

BEGINNING, at an "X" mark on a power transformer box located on the northwesterly right of way line of Dahlwiny Court (44 foot right of way), said "X" mark being located 590.97 feet northeasterly as measured along the northwesterly right of way line of Dahlwiny Court from the point of intersection of the northwesterly right of way line of Dahlwiny Court and the northeasterly right of way line of Happy Hollow Road (60 foot right of way); thence leaving said northwesterly right of way line of Dahlwiny Court and proceed North 32 degrees 10 minutes 00 seconds West a distance of 150.00 feet to an iron pin found (1/2 inch rebar); thence North 57 degrees 50 minutes 00 seconds East a distance of 100.00 feet to an iron pin found (1/2 inch rebar); thence South 32 degrees 10 minutes 00 seconds East a distance of 150.00 feet to an iron pin found (1/2 inch rebar), located on the northwesterly right of way line of Dahlwiny Court; thence proceed along said northwesterly right of way line of Dahlwiny Court South 57 degrees 50 minutes 00 seconds West a distance of 100.00 feet to an "X" mark on a power transformer box and **THE POINT OF BEGINNING**; said property being shown as a 0.34 Acre (15,000 square feet) tract of land on a survey prepared for Catherine B. Kasravi and Reza Kasravi, prepared by Registered Land Surveyors, Inc., certified by Claude S. Brown, Georgia Registered Land Surveyor Number 2420, dated January 29, 2016, which certain survey is incorporated herein by this reference and made a part hereof.

MODIFICATION OF CONDITIONS OF ZONING FOR ZM16-0017

3920 Dahlwiny Court

Please be advised that the City of Sandy Springs Mayor and City Council approved with conditions the zoning modification of property owned by Reza and Catherine Kasravi located at 3920 Dahlwiny Court at their regularly scheduled meeting on October 18, 2016, allowing further modifications of ZM08-009 of zoning case 2000Z-0083, subject to the following conditions:

Modification to conditions of zoning for 3920 Dahlwiny Court only:

3.a. Minimum Front Yard: 15 feet from back of curb

Minimum Side Yard (interior): 10 feet

Minimum Side Yard (corner): 20 feet

Minimum Rear Yard: 35 feet

Minimum Lot Width: 75 feet, except the minimum lot width feet for lots 1 through 11 abutting

Spalding Green Subdivision

Minimum Lot Frontage: 35 feet

Building Separation: 20 feet

3.q. The owner/developer shall provide a 15 foot buffer with two staggered planting rows to provide year-round visual screening at eight (8) to 14 feet installed height from the ground adjacent to Spalding Green Subdivision, substantially similar to the landscaping plans dated received by the Department of Community Development on August 8, 2016 and October 3, 2016, with: (1) the height and quantity of the new plant material to be at least as shown/stated in the October 3 Plan, and (2) the species of material to be as shown unless a substitution is approved by the City Arborist, and (3) the preservation of 8 specific existing trees as shown on the October 3 plan.